

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **May 30, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Skip Lukert-Building Official, Aimee Webb-Development Coordinator/Vice-Chairperson, Keith Hunter-Environmental Health Director, Bill Gulbrandsen-Fire Services, Brad Burris-Fire Services, Barry Ginn-Barrineau Ginn & Associates, Inc., Dale Parrett-Public Works, Dave Davis-Attorney, and Karen Parker-Secretary.

The meeting convened at 2:00 p.m.

Mr. Ginn joined the Committee as County Engineer for the non-Villages project.

Approval of Minutes-

Mr. Lukert made a motion to approve the minutes from May 22, 2006. Mr. Parrett seconded the motion and the motion carried.

OLD BUSINESS:

Florida Crushed Stone – Major Development – Preliminary Review

Roger Sims, attorney for Florida Crushed Stone, Benny Collins-Florida Crushed Stone Plant Manager, Mark Stephens-Colinas Group, Jack Sullivan-Carlton Fields, Dave Teasdale-HAAG Engineering, and Chuck Drake-Tetra-Tech, were present to present the Committee with information concerning the proposed expansion of the mining operation. Mr. Teasdale discussed with the Committee the topics of vibrations from blasting and concerns about sink holes. Mr. Teasdale stated Florida Crushed Stone uses GeoSonics, Incorporated to monitor the ground vibrations. The seismographs used to monitor the vibrations are permanently installed on the south and west sides of the quarries and are turned on and off during each blast. The ground vibrations at Florida Crushed Stone are below the maximum standards set by the State of Florida. Air vibrations are also monitored and are below the maximum standards of the State Fire Marshal regulations. Sink holes are a function of limestone that erodes or depression in the rock. Mr. Teasdale stated there is no correlation between blasting vibrations and sink holes. Sink holes are often triggered by fluctuations of the water tables during drought when the lower water pressure weakens the support of the ground layer. In terms of the effect of ground vibrations on structures, Mr. Teasdale cited the reports on ground vibration which show the levels substantially below the levels set by the State. People are more sensitive to vibration than structures, and interpret their physical reaction as causing structural damage. Studies have been performed on the effects of repeated blasting. The net result is repeated blasting does not create cumulative damage. GeoSonics Incorporated assist the blasters in designing methods to blast the pit. There is a 700' buffer between the mine and the boundary. No explosives are kept on site for safety purposes and on an average, blasting is performed 1-2 times per week. Mr. Gulbrandsen asked about the reporting process to the State Fire Marshal. Mr. Collins stated there is an annual

inspection that takes place and any complaints that are received are issued to the State Fire Marshal. The fire marshal will then visit the mining site and also the customer premise.

Mr. Sullivan analyzed the requirements of the Sumter County Comprehensive Plan (the Plan) regarding mining. His analysis shows the site and the application for the conditional use permit meet the requirements of the Plan for consistency, compatibility, location, and projected average need. The application site plan and mining plan meet the requirements for buffering and compliance with State regulations.

Mr. Sims stated the site plan has been changed from the site plan submitted in the application presented in 2005. The 85 acre quarry located in the northwest quadrant of the site has been eliminated from the plans for mining. The quarries on the south side have been reduced in size from an overall total of 220 acres to approximately 152 acres.

Mr. Collins stated 10-12 acres per year will be mined. Mr. Gulbrandsen, Mr. Burris, Mr. Lukert, Mr. Davis, and Mr. Hunter had no comments. Mr. Stephens stated 4 (four) additional monitoring wells have been added since May 22, 2006, to better measure drawdown. The revised application for Zoning and Adjustment Board will reflect the additions of the new monitoring wells. Mr. Drake commented about the consent order with Florida Department of Environmental (FDEP) protection, the profile in Figure 13, and the environmental monitoring plan. Mr. Sims explained the consent order to the Committee. Florida Crushed Stone had 3 (three) slight situations at the Center Hill Mine that were self reported to FDEP:

- 1.) Slight overtopping of barrier ditch released water into a wetland area. This problem was taken care of immediately and was reported to the Department of Environmental Protection the next morning.
- 2.) Florida Crushed Stone discovered an old outfall structure (1970's ?) that was abandoned. The outfall was closed and releasing a slight trickle of water. It was immediately reported by Florida Crushed Stone to the Department of Environmental Protection.
- 3.) Improvement of the design of the berm required best management practices for erosion and sedimentation control. Florida Crushed Stone reported this to the Department of Environmental Protection to upgrade the berm.

All of the above incidents were self reported and brought into 100% compliance. The consent order creates a record that the company is in compliance. Mrs. Rogers commented about an exchange of letters from the attorney and the Department of Environmental Protection, letters to 140 property owners for a well examination, gopher tortoises that were found on-site, Figure 15-Historical Jumper Creek Discharge Versus D001 Discharge, Figure 14-Projected Ground Water Levels Near the End of Quarry B Mining Center Hill Mine, Figure 11-2005 Ground Water Elevations Center Hill Mine, and Figure 12-2005 Surface Water Elevations Center Hill Mine. Mrs. Rogers asked Mr. Stephens to explain the clarifications and conditions of each permit. Mr. Stephens stated the following: Environmental Resource Permit-Existing and will be modified, Industrial Waste Water Permit-Permit will be modified to include the new discharge structure for D001. This permit is required to report the amount of discharge but has no limitations. This is the only permit that requires the discharge quantity and water quality to be reported. Water Use Permit-This permit is in the process of being modified, governs the water use with the Southwest Florida Water Management District, and addresses the water management on the property. No reporting is required on the water discharge. Engineering comments consisted of traffic, drainage around surrounding property owners, drainage around the berm, properly locate the berm, label visual berm in Figure 2, and the traffic analysis concerning the left and right turn lanes. Public Works comments consisted of impact of traffic on C-48 and any other county roads, and whether there would be a production increase due to population increasing. Mr. Drake ended the meeting

by stating he is satisfied with the application and it appears that with the 1 year of water level data shows the hydraulic barrier ditch is effective in controlling drawdown. He feels the mining plan and the increased level of protection of drawdown levels at the property line proposed by the mine will protect adjoining property owners. He stated that conditions should be written into the permit to give the Board of Sumter County Commissioners authority to take action if the conditions of the permit are not met.

Mrs. Webb recommended approval of the Conditional Use Permit to the Zoning and Adjustment Board subject to changes in Figure 2. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for June 5, 2006.

Mr. Lukert moved to adjourn. Mrs. Webb seconded the motion and the motion carried.

Meeting adjourned at 4:00 p.m.